

Minutes  
Elberta Planning Commission  
Elberta Community Building  
Wednesday, May 1, 2024  
5:30 PM

Call to Order and Pledge of Allegiance: 5:30 PM

Present: Chair: Ottinger; Ex Officio: Fiebing; Gray, Link, & Murphy.  
Public in attendance: Village Clerk, James M. Barnes, & John DeVine.

Approval of draft minutes of the April 3, 2024 regular meeting.

Correction: No public in attendance is incorrect.

Motion to approve by Gray. Supported by Murphy. Approved.

Approval of agenda: Link asked if Andy Bolander's revision to Master Plan history would be discussed. It was added to the agenda under Old Business: Draft Master Plan Revisions.

Motion to approve by Ottinger. Supported by Fiebing. Approved.

Correspondence:

- (1) Sara Kopriva Regarding Affordable vs Attainable housing – tabled for next meeting with Sara (May 9, 2024)
- (2) Cathy Anderson – Master Plan comments (1-10) discussion of all comments. It was decided that there was some misunderstanding of language about several and that there were some that would be discussed at the public hearing (5/9/24).
- (3) Mary Cagney & Peg Hill– Master Plan Comments. These two letters had similar concerns and it is believed the language again needs explanation; specifically in regard to the designation of “Neighborhood Commercial” which was the central concern of the correspondence.

Public Comment:

John DeVine of Frankfort asked for clarification of the Traffic Volume assessment on p. 32 of the Draft Master Plan. An edit was agreed to.

Old Business:

- (1) Draft Master Plan revisions: Gray suggested moving the maps in the Draft Master Plan to clarify the differences in the various distinctions. It was agreed and this was also tabled for the upcoming Public Hearing.  
Andy Bolander's revision of Elberta history was approved.
- (2) Conservation Overlay: no decisions pending Public Hearing.
- (3) Planning Commission Bylaws Updates: Sections 1 and 2 were discussed and edited, pending review by Village attorney.

New Business:

Ottinger announced that the Public Hearing notice has been published in the newspaper as required.

Zoning Administrator's report for April was received and approved.

No Public Comment.

Next meeting: Master Plan Public Hearing, Thursday, May 9, 2024 at 5:00 PM, Elberta Community Building.

Meeting adjourned at 6:58 PM

Respectfully submitted,  
Mary Link, Secretary